



East of   
ESTATE AGENTS

Beach Cottage  
Lympstone £395,000

# Beach Cottage

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A charming two bed cottage discretely hidden away in the beautiful picturesque village of Lympstone. Beach Cottage is the quintessential fisherman's cottage located down a narrow passageway and just steps away from the estuary. This delightful cottage has a beautiful character open planned lounge / kitchen, two double bedrooms, bathroom and loft room. To the front is a small garden with seating area and to the rear is a small court garden. This property is minutes walk from the village amenities and to the train station and is perfect for the first time buyer and for holiday rental.

Beautiful Cottage | Two Double Bedrooms

| Character Open Lounge Kitchen | Bathroom

| Loft Room | Fantastic Coastal Location

## APPROACH

Beach Cottage is not the easiest to find, so walking along Sowden Lane with the estuary to your right, pass by the Globe Inn and just beyond look for a small alley on your right hand side that passes between Strand House and Myrtle Cottage. Follow the alley around to your right and Beach Cottage is just ahead. A small gate open into the front garden and leads to the front door with a storm porch over the top.

**OPEN LOUNGE KITCHEN** Lounge 4.25m by 3.09m  
(Kitchen 4.25m by 3.00m)

The front stable door opens into the beautiful character open planned lounge and kitchen and immediately you see the character and charm of this cottage. White wooden panelling runs down the side of the lounge opposite which is an inset wood burning stove with a black stone hearth and wooden mantle, and built into the chimney side are two low cupboards. A large wooden beam separates out the two rooms with the kitchen worktop forming a peninsular island out into the room. The kitchen forms a 'U' shape with white shaker style wall units accompanied with blue base units. A solid wood worktop is intricately cut in



around the old wooden upright and has inset ceramic hob and worktop hot rods. A cupboard is located under the stairs and two doors lead off to the first floor and the bathroom to the rear.

#### **BATHROOM** 2.68m by 2.2m

The stunning rear bathroom has been fitted with both a walk-in shower cubicle and a roll top bath. The white suite is accompanied with W.C and basin set upon a chrome wash stand with a white heated towel radiator to the side. The whole room has been beautifully tiled with green metro tiles set against a herringbone wood effect flooring.

#### **BEDROOM 1** 4.25m by 2.83m

First off the landing is bedroom one, a generous double room with a pair of window that look out over the narrow alley below and have commanding views out across the estuary beyond.

#### **BEDROOM 2** 3.22m by 3.00m

Bedroom two is another generous double room with a long window, built-in corner wardrobe and book shelf set over the bed. A drop down loft ladder gives access to the room above.

#### **LOFT ROOM** 3.71m by 3.04m (Limited Headroom)

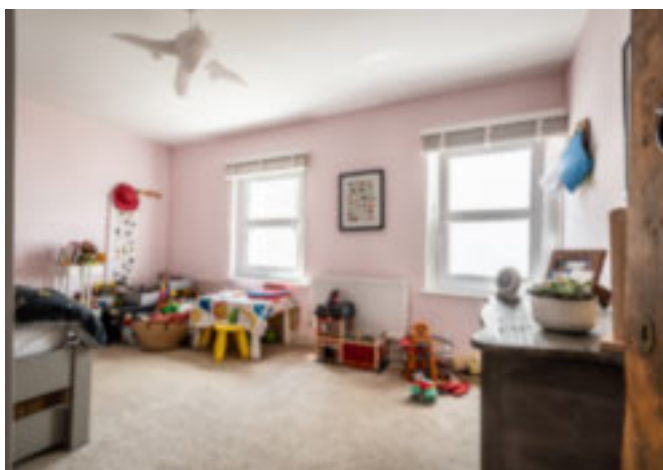
Approached via a loft ladder from bedroom one below, the loft room has been utilised to its full advantage. Storage has been created in the eaves and in around the chimney breasts, and a desk has been built-in under the sky light window. The views out from the sky light windows are delightful as they glimpse the roof tops of the neighbouring houses and extend all the way out over the estuary.

#### **GARDENS**

Out from the bathroom is a small courtyard which acts as a light well for the down stairs rooms but it is the front garden that really epitomises these fisherman cottages. The garden sits between the house and a low wall with a delightful wisteria trailing above, providing space for table and chairs from which to watch the ebb and flow of the tide.

#### **PARKING**

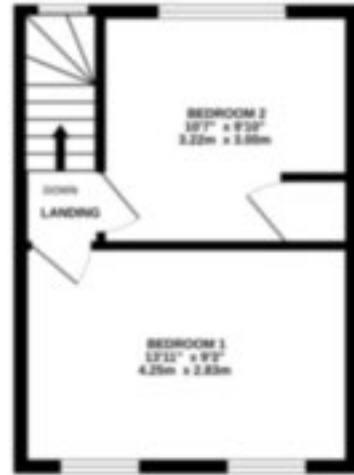
Lympstone village has limited street parking so when viewing the property it would be wise to use the Lympstone Village Pay & Display Car Park on Underhill just beyond the railway bridge.



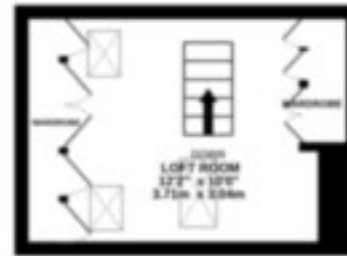
GROUND FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



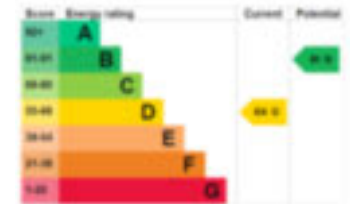
1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



LOFT  
134 sq.ft. (12.4 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.  
Measurements are Approximate. Not to scale. Illustrative purposes only.  
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East of **EXE**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustrative purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.